

Susan Alpert Siegel
Arlington Heights NA
2257 NW Raleigh St
Portland, OR 97210

Nancy Seton,
SW Hills Residential League NA
c/o SW Neighborhoods Inc.
7688 SW Capitol Hwy
Portland, OR 97219

Catherine Ellison
2916 SW Canterbury Lane
2916 SW Canterbury Lane
Portland, OR 97205

RoseMarie Opp
1339 SE 130th Ave
Portland, OR 97233

Katherine Stansbury
5519 SW Multnomah Blvd
Portland, OR 97219

Jason Allen
State Historic Preservation Office
725 Summer St NE, Ste. C
Salem, OR 97301

Scott Fernandez
1821 NE 65th
Portland, OR 97213

Ann Witsil
2902 SW Canterbury Lane
Portland, OR 97205

Eric Nagle
2710 SW Rutland Terrace
Portland, OR 97205

Beth Giansiracusa
0322 SW Gaines St.
Portland, OR 97239

Jeffrey Boly
2879 SW Champlain Drive
Portland, OR 97205-5833

Joanne Stainbrook
AIA Portland
403 NW 11th Ave
Portland, OR 97209

Mary Ann Schwab
605 SE 38th Ave
Portland, OR 97214

Katherin Kirkpatrick
1319 SE 53rd Ave
Portland, OR 97215

Chris Kent
1500 SW Taylor
Portland, OR 97205

John Czarnecki
2742 NW Savier St
Portland, Or 97210

Joe Walsh
7348 SE Division St
Portland, OR 97206

Floy Jones
2204 SE 59th Ave
Portland, OR 97215

Dee White
3836 SE 49th
Portland, OR 97206

Eileen Brady
1242 SE 60th
Portland, OR 97215

Harris Matarazzo
121 SW Morrison, Suite 1020
Portland, OR 97204-3140

Historic Landmarks Commission
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

Tana and David Cahill
3309 SE Gladstone St
Portland, OR 97202

Brenna McDonald
4327 SE 25th Ave
Portland, OR 97202

Daniel Berger
6027 SE Main St
Portland, OR

Valerie Hunter
1400 SE 60th Ave
Portland, OR 97215

Michael Wallace
3213 SW Upper Cascade Drive
Portland, OR 97205

Nancy Newell
3917 NE Skidmore St
Portland, OR 97211

Leslie Rose
6435 SE Ivon St
Portland, OR 97206

Michael Conley
6446 NE 22nd Ave
Portland, OR 97211

John Dwork
6098 SE Ash St
Portland, OR 97215

Annie Mahoney
7134 N Oatman Ave
Portland, OR 97217

Christine Yun
1915 SE Alder St
Portland OR 97214

Carol McCarthy
4311 SW Freeman St
Portland OR 97219

MaryAnn Amann
2533 NW Savier St
Portland OR 97210

BDS
YVONNE POELWIJK
1900 SW 4TH AVE STE 5000
PORTLAND OR 97201

TEAM OREGONIAN
1320 SW BROADWAY
PORTLAND OR 97201

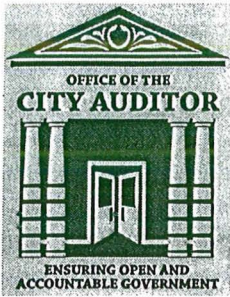
Tom Carter / Teresa Elliott
City of Portland
c/o Portland Water Bureau
1120 SW 5th Ave Suite 600
Portland OR 97204

Tim Brooks
Winterbrook Planning
310 SW 4th Suite 1100
Portland OR 97204

EMAILED: HILLARY ADAM, LINLY REES, IAN
LEITHEISER, THERESA ELLIOTT, TERRI DAVIS, YVONNE
POELWIJK, KELLY BURGOYNE, DOUGLAS MORGAN, KURT
KRUEGER, DAWN KRANTZ, ROBERT HALEY, DAWN
UCHIYAMA, ELISABETH REESE CADIGAN, MARI MOORE, SAR
DRAKE, ANDERSON TONI, MAYA RINTA

LU 14-249689 DM
ORDER MAILED: JUNE 30, 2015

pu



CITY OF PORTLAND

Office of City Auditor Mary Hull Caballero

Council / Contracts

1221 S.W. 4th Avenue, Room 130, Portland, Oregon 97204

web: www.portlandonline.com/auditor/

Email: Karla.Moore-Love@portlandoregon.gov

Phone: (503) 823-4086 Fax: (503) 823-4571



June 30, 2015

Tom Carter, Applicant
Teresa Elliott, Applicant
City Of Portland, Owner
c/o Portland Water Bureau
1120 SW 5th Avenue Suite 600
Portland, OR 97204

Tim Brooks, Consultant
Winterbrook Planning
310 SW 4th, Ste 1100
Portland OR 97204

RE: LU 14-249689 DM

Consider the proposal of the City of Portland Water Bureau for Demolition Review and the Bureau of Development Services staff and Portland Historic Landmarks Commission recommendation of approval for the demolition of 1894 Reservoir #3, 1894 Reservoir #4 and the 1946 Weir Building, all contributing resources in the Washington Park Historic District at 2403 SW Jefferson Street (Hearing; LU 14-249689 DM)

To Whom It May Concern:

Enclosed is a copy of the Order of Council on LU 14-249689 DM. This Order must be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. **Please send a check for \$61.00 made payable to the Multnomah County Recorder, indicating the file number on your check and SEND TO: The City of Portland, Office of the City Auditor, 1221 SW 4th Ave. Room 130, Portland, OR 97204-1900**

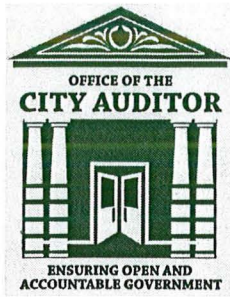
City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Yours sincerely,
Mary Hull Caballero
Auditor of the City of Portland

By: 

Karla Moore-Love, Council Clerk

Encl.



CITY OF PORTLAND

Office of City Auditor Mary Hull Caballero

Council / Contracts

1221 S.W. 4th Avenue, Room 130, Portland, Oregon 97204

web: www.portlandonline.com/auditor/

Email: Karla.Moore-Love@portlandoregon.gov

Phone: (503) 823-4086 Fax: (503) 823-4571



NOTICE OF FINAL DECISION

TO: All Interested Persons

DATE: June 30, 2015

RE: LU 14-249689 DM

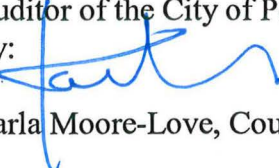
Consider the proposal of the City of Portland Water Bureau for Demolition Review and the Bureau of Development Services staff and Portland Historic Landmarks Commission recommendation of approval for the demolition of 1894 Reservoir #3, 1894 Reservoir #4 and the 1946 Weir Building, all contributing resources in the Washington Park Historic District at 2403 SW Jefferson Street (Hearing; LU 14-249689 DM)

Enclosed is a copy of the Order of Council on LU 14-249689 DM accepting the proposal and recommendation of the City of Portland Water Bureau for Demolition Review and the Bureau of Development Services staff and Portland Historic Landmarks Commission recommendation of approval for the demolition of 1894 Reservoir #3, 1894 Reservoir #4 and the 1946 Weir Building, all contributing resources in the Washington Park Historic district at 2403 SW Jefferson Street.. If you wish to obtain a copy of the City Council's findings and decision, please contact Karla Moore-Love, Council Clerk by email at: Karla.Moore-Love@portlandoregon.gov or at (503) 823-4086.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Yours sincerely,
Mary Hull Caballero
Auditor of the City of Portland

By:


Karla Moore-Love, Council Clerk

Encl.

CONSIDER THE PROPOSAL OF THE CITY OF PORTLAND WATER BUREAU FOR DEMOLITION REVIEW AND THE BUREAU OF DEVELOPMENT SERVICES STAFF AND PORTLAND HISTORIC LANDMARKS COMMISSION RECOMMENDATION OF APPROVAL FOR THE DEMOLITION OF 1894 RESERVOIR #3, 1894 RESERVOIR #4 AND THE 1946 WEIR BUILDING, ALL CONTRIBUTING RESOURCES IN THE WASHINGTON PARK HISTORIC DISTRICT AT 2403 SW JEFFERSON ST. (HEARING; LU 14-249689 DM)

Applicant/Owner: Tom Carter, Applicant
Teresa Elliott, Applicant
City Of Portland, Owner
c/o Portland Water Bureau
1120 SW 5th Avenue Suite 600
Portland, OR 97204

Tim Brooks, Consultant
Winterbrook Planning
310 SW 4th, Ste 1100
Portland OR 97204

Site Address: 2403 SW Jefferson Street – Washington Park

Underline indicates parcels that comprise the site for this application. Other parcels are also owned by the City of Portland.

Legal Description: TL 300 20.71 ACRES, SECTION 33 1N 1E; TL 100 24.03 ACRES, SECTION 32 1N 1E;
TL 100 24.98 ACRES, SECTION 05 1S 1E; TL 100 8.16 ACRES, SECTION 04 1S 1E; BLOCK 13 LOT 1-32, WEST END; BLOCK 15 LOT 1-8, WEST END; BLOCK 16 LOT 1-8, WEST END; BLOCK 17 LOT 1-10, WEST END; BLOCK 18 LOT 1-8, WEST END; BLOCK 19 LOT 1-17, WEST END; BLOCK 20 LOT 1-12, WEST END; BLOCK 21 LOT 1-14, WEST END; BLOCK 22 LOT 1-6 LOT 7&8 EXC PT IN ST, WEST END; BLOCK 4 LOT 1, WESTWOOD HILLS; BLOCK 4 S 35.94' OF LOT 2, WESTWOOD HILLS; TL 200 9.57 ACRES, SECTION 04 1S 1E; TL 500 40.94 ACRES, SECTION 05 1S 1E; TL 600 2.00 ACRES, SECTION 05 1S 1E; TL 800 107.18 ACRES, SECTION 05 1S 1E; TL 1200 3.65 ACRES, SECTION 05 1S 1E; TL 1100 6.89 ACRES, SECTION 05 1S 1E; TL 1400 60.69 ACRES, SECTION 05 1S 1E; TL 200 4.22 ACRES, SECTION 32 1N 1E; TL 200 21.12 ACRES, SECTION 05 1S 1E; TL 200 26.02 ACRES, SECTION 32 1N 1E; TL 1000 41.42 ACRES, SECTION 05 1S 1E; TL 700 2.38 ACRES, SECTION 05 1S 1E

Zoning: OSc, OSp – Open Space with Environmental Conservation and Environmental Protection overlays

Procedure: Type IV. Following a public meeting before the Historic Landmarks Commission, there was an evidentiary hearing before City Council. The Historic Landmarks Commission offered a recommendation, comments, and suggestions, in the form of a letter and testimony, to City Council. City Council made the final decision on this matter.

ORIGINAL PROPOSAL

On behalf of the City of Portland, and in response to the EPA's Long Term Enhanced Surface Water Treatment Rule (LT2) and to address seismic concerns and landslide pressures, the Portland Water Bureau requested Demolition Review to remove three contributing resources from the Washington Park Reservoirs Historic District. These resources include Reservoir 3 (built 1894), Reservoir 4 (built 1894), and the Weir Building (built 1946). The proposed replacement system includes a below-ground reservoir with a tiered reflecting pool in the same location and approximate footprint as the existing Reservoir 3 and a reflecting pool and stormwater swale in the same location as the existing Reservoir 4 but with a reduced footprint.

Because the proposal is to demolish contributing resources in the Washington Park Reservoirs Historic District, a Type IV Demolition Review was required.

The City Council application hearing was opened in the Council Chambers, 1221 SW 4th Avenue on April 23, 2015 at approximately 2:00 p.m. After hearing public testimony and receiving evidence into the record, the record was held open until 5 PM on April 30, 2015 for additional written evidence, arguments or testimony. The applicant then had until 5 PM on May 7, 2015 to submit final written arguments in support of the application. The Council continued the hearing to May 13, 2015 at 2:00 p.m.

On May 13, 2015 the Council voted 5-0 to tentatively accept the proposal and recommendation and ordered staff to prepare final findings for Council consideration and adoption on June 10, 2015 at 2:00 p.m. The Council subsequently postponed the return hearing to June 25, 2015 at 2:00 p.m. On June 25, 2015 at 2:00 p.m. Council voted 5-0 to adopt the findings and rendered a final decision to accept the proposal and recommendation of the City of Portland Water Bureau for Historic Demolition Review and the Bureau of Development Services staff and Portland Historic Landmarks Commission recommendation of approval for the demolition of 1894 Reservoir #3, 1894 Reservoir #4 and the 1946 Weir Building, all contributing resources in the Washington Park Historic district at 2403 SW Jefferson Street.


DECISION

Based on evidence in the record and adoption of the Council's Findings and Decision in **Case File LU 14-249689 DM** and by this reference made a part of this Order, **it is the decision of Council to accept the proposal and recommendation** of the City of Portland Water Bureau for Historic Demolition Review and the Bureau of Development Services staff and Portland Historic Landmarks Commission recommendation of approval for the demolition of 1894 Reservoir #3, 1894 Reservoir #4 and the 1946 Weir Building, all contributing resources in the National Register Washington Park Historic district at 2403 SW Jefferson Street, consistent with Exhibits C-1 through C-3.

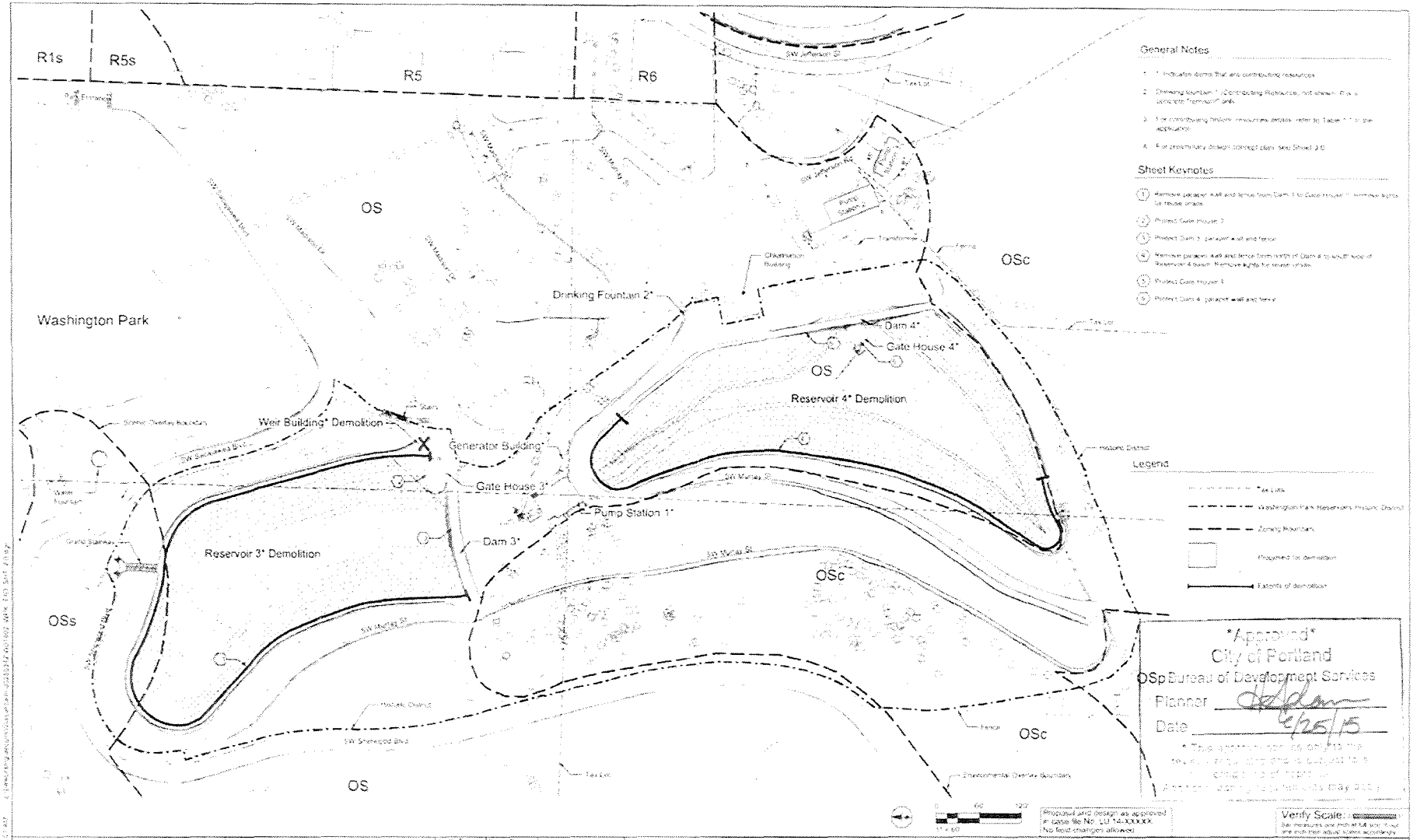
IT IS SO ORDERED:

JUN 30 2015

Date

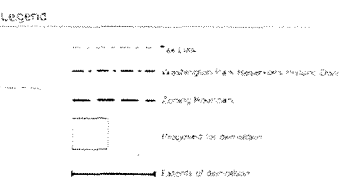


Mayor Charlie Hales
Presiding Officer at Hearing of
June 25, 2015
2:00 p.m. session



- General Notes**
1. * Indicates items that are contributing resources.
 2. Drinking Fountain 1, Contributing Resource, not shown. It is a concrete foundation only.
 3. For contributing historic resources details, refer to Table 1.1 in the application.
 4. For preliminary design concept ideas, see Sheet 2.0.

- Sheet Keyholes**
1. Remove gatekeeper wall and fence from Dam 1 to Gate House 1. Remove signs to reduce impact.
 2. Protect Gate House 2.
 3. Protect Dam 3, gatekeeper wall and fence.
 4. Remove gatekeeper wall and fence from north of Dam 4 to north side of Reservoir 4 Dam. Remove signs for reservoir.
 5. Protect Gate House 4.
 6. Protect Dam 4, gatekeeper wall and fence.



Approved
 City of Portland
 OSp Bureau of Development Services
 Planner Adam
 Date 8/25/15
 *This approval is not an approval of the project or its impacts. It is only an approval of the project as it is shown on this map. The project may change.

15.03.2015 9:55:10 AM C:\working\arcgis\output\plan\20150825\20150825.dwg PLOT DATE: 8/25/15

NO.	DESCRIPTION	DATE	BY	CHECKED

AECOM
 111 SW 4th Avenue, Suite 1700
 Portland, Oregon 97204
 503.227.1000 ext. 5000 or 5000 ext. 5000

Project No.	KW
Contract No.	ML
Draw No.	MW
Scale	
Author	JM
Check	
Drawn	

Draft Land Use Review



Preliminary



Washington Park Reservoir Improvements
Proposed Demolition
 Overall Site Plan

W01402
 Sheet 2.0
 of 2

C-2

General Notes

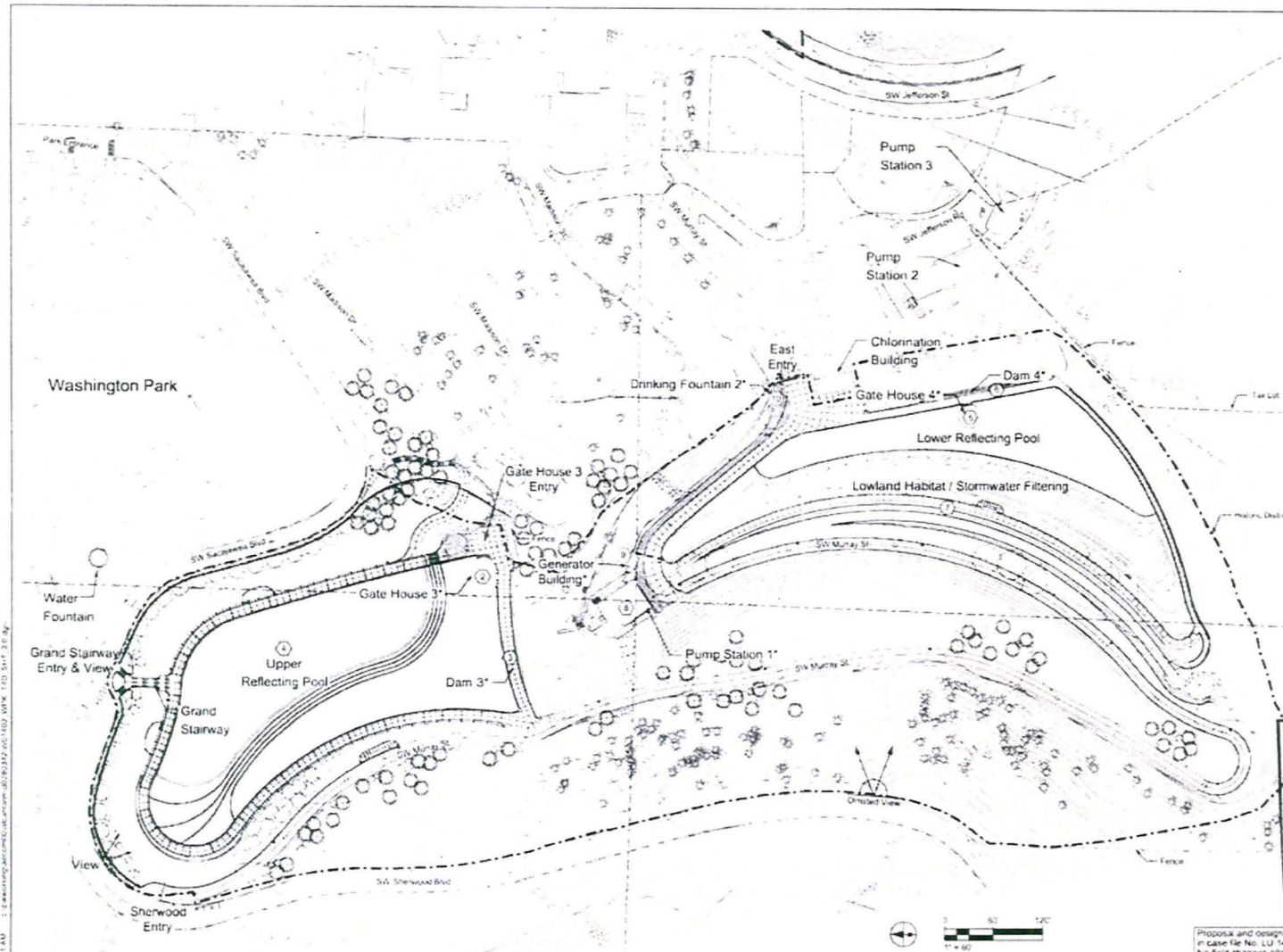
1 * Indicates items that are Contributing Resources

2 Drinking Fountain 1 (Contributing Resource) not shown. It is a concrete "tee" only.

Sheet Keynotes

Proposed Preservation/Rehabilitation Actions

- ① Overall Site
 - Restore public access to site, including entries at Grand Stairway, Sherwood Blvd, Dam 4 and Gate House 3.
 - Restore historic views (Grand Stairway, Sherwood and Dimled View S-PD) mitigation.
 - Remove contemporary gate light fixtures, extant signage, and equipment.
 - Install interpretive features at entries and within site (S-PD mitigation).
- ② Gatehouse 3
 - Clean exterior.
 - Repair concrete spalls and patch holes on exterior.
 - Structural upgrade.
 - Replace double doors with historically appropriate doors.
 - Paint and repair existing windows.
 - New roof.
- ③ Dam 3
 - Rehabilitate parapet wall and remove extant concrete and piping.
 - Rehabilitate historic fence on top of Dam parapet wall.
 - Rehabilitate concrete balustrade.
 - Reconstruct missing historic lantern posts and function (S-PD mitigation).
 - Grind down asphalt topping on dam surface and pour new concrete topping.
- ④ Reservoir 3 Area
 - Rehabilitate Grand Stairway and preserve two urns at top.
 - Rehabilitate urn west of Dam 3 and reinstall in original location.
 - Rehabilitate historic perimeter fencing and adaptively reuse, otherwise.
 - Rehabilitate historic basin perimeter lights and adaptively reuse.
- ⑤ Gatehouse 4
 - Clean exterior.
 - Repair concrete spalls and patch holes on exterior.
 - Repair and paint existing windows.
 - Replace double doors with historically appropriate doors.
- ⑥ Dam 4
 - Rehabilitate parapet wall and remove extant concrete and piping.
 - Rehabilitate historic fence on top of Dam parapet wall.
 - Rehabilitate concrete balustrade.
 - Reconstruct missing historic lantern posts and function (S-PD mitigation).
 - Grind down asphalt topping on dam surface and pour new concrete topping.
- ⑦ Reservoir 4 Area
 - Rehabilitate or replace in-kind the concrete parapet wall north and south of Dam 4.
 - Rehabilitate and reinstall historic perimeter fence where parapet wall is rebuilt north and south of Dam 4.
 - Rehabilitate historic perimeter basin pole lights and adaptively reuse.
- ⑧ Pump Station 1
 - Repair and paint existing windows.
 - Install two front windows in existing openings matching historic windows.
 - Replace front doors with historically appropriate doors.
- ⑨ Clean exterior.
- Repair concrete spalls and patch holes on exterior.
- Repair and paint existing windows.
- Replace double doors with historically appropriate doors.



Approved*
 City of Portland
 Bureau of Development Services
 Legend
 Planner: *Adam*
 Date: *6/25/15*
 * This approval is for the City of Portland Historic District review requirement and is subject to all other applicable codes and rules. Approval does not constitute a guarantee of accuracy. The City of Portland is not responsible for any errors or omissions. All rights reserved. © 2015 City of Portland.

15-13287-01	15-13287-01	15-13287-01	15-13287-01
15-13287-01	15-13287-01	15-13287-01	15-13287-01
15-13287-01	15-13287-01	15-13287-01	15-13287-01
15-13287-01	15-13287-01	15-13287-01	15-13287-01

AECOM
 1111 N.W. 21st Avenue, Suite 4100
 Portland, Oregon 97208
 (503) 221-1000 ext. 1074 / 221-1000 fax

Checked by CEN	Drawn by KW
Checked by ML	Drawn by ML
Checked by MW	Drawn by MW
Checked by JM	Drawn by JM

Draft Land Use Review

PORTLAND WATER BUREAU
 FROM FOREST TO FAUCET
 Preliminary



Washington Park Reservoir Improvements W01402
 Preliminary Design Concept
 Overall Site Plan
 Sheet 3.0